

## ***Identification of the Area 20***

### ***Name or Designation:***

Queen Anne, Magnolia, Interbay, Eastlake, Westlake, Industrial Ballard

### ***Boundaries:***

Northwest 60<sup>th</sup> street defines the northern boundary. The western boundary is Puget Sound. The southern boundary is Puget Sound to 15<sup>th</sup> Avenue West and West Olympic Place, thence southeast to Aloha Street and east to Interstate 5. Basically, this area covers all of Magnolia and the Queen Anne neighborhood north of Aloha Street, the Interbay, Westlake, Industrial Ballard and the Eastlake area.

### ***Maps:***

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### ***Area Description:***

The neighborhoods are centrally located just north and west of downtown Seattle and the Denny Regrade. With excellent transportation, stunning city, mountain and water views, the subject area is very desirable from a real estate aspect. The area is primarily a residential area with a few commercial districts to service the communities. The Ballard area is mainly the southern industrial location. There are many multi-family areas.

The economic conditions for this area have seen a slight increase in values. Since this area is one of the most desirable in Seattle that is understandable. Capitalization rates have decreased ranging from 8.50% to 9.25%. This reflects in part the historical low interest rates. South Lake Union is seeing interest even in a flat market. It is transforming from an industrial area into a high-tech/biomedical research area with offices, apartments and shops. Biotech expansions have also brought new construction and expanded development to the Interbay neighborhood.

### ***Physical Inspection Area:***

The physically inspected neighborhoods were 20-20 and a portion of 20-80. They include the Magnolia neighborhood and portion of Industrial Ballard.

### ***There are six neighborhoods in area 20***

Magnolia (20-20) Magnolia maintains a suburban type atmosphere. The main commercial area runs along West McGraw. It has been referred to as “the Village” since 1923. It has expanded on the south to West Lynn Street, north to West Ray Street, west to 35<sup>th</sup> Av W and east to 31<sup>st</sup> Ave W. The Village has grown with many restaurants but the biggest attraction seems to be its espresso vendors and 3 major coffee shops within 3 blocks. A mixed-use (retail and apartments) building was built in the Village area.

Queen Anne (20-30) Queen Anne is the most dynamic part of the area 20. Queen Anne rises 450 feet between Lake Union and Elliott Bay. Late Victorian Queen Anne style of architecture distinguishes this area. Several homes have been converted to commercial businesses. Older storefronts have been remodeled with upscale shops and restaurants. Newer apartments or condos with 1<sup>st</sup> floor retail are to be found along Queen Anne Avenue. The high television towers on Queen Anne are considered landmarks of the area. The commercial community sprang up along the old streetcar line of Queen Anne Ave. New residents, with substantial incomes, continue to move to the area. L-1, L-2 and L-3 zoned land is also being developed into attached townhouses.

Nickerson (20-40) The main commercial areas run along Nickerson Street. The Nickerson Street Corridor is along the north base of Queen Anne Hill and home of Seattle Pacific University. It consists of residential, light industrial and small offices.

Interbay (20-50) Interbay is an industrial/retail/office area between Magnolia and Queen Anne. 15<sup>th</sup> Av West is the main commercial street. Light manufacturing complexes, marine industries, clustered retail stores, and even a Family Golf facility is among the many varied uses to be found here. There is little residential development at this time. A recent announcement of a major “Interbay Urban Center” project along 15<sup>th</sup> Av West with 267,000 square feet of space in more than a dozen buildings is proposed. It was spurred by the new proposed monorail access and close location to Queen Anne and Magnolia. It will have restaurants, retail, a grocery store, a bank and a health club. The Port of Seattle has property located at Terminal 91 and Fisherman’s Wharf. It is currently working on economic development and achieving top financial returns from all Port properties. The Port hopes to find ways to use real estate development to improve its own fiscal future and to bolster the region’s economy. There are plans for redevelopment of the uplands at Terminal 91 and they are deciding whether to demolish sheds at Fisherman’s Wharf to make room for storage buildings

Westlake/Dexter (20-60) This neighborhood includes Dexter Ave and along Westlake Ave. It encompasses a mix of mostly multi-family residences, some retail and major office space. There is a lot of anticipation of upscale buildings coming to this area from recent purchases along South Lake Union. Construction along Westlake includes a \$14 million dollar improvement project for drainage, streets, sidewalks, and parking. It will include a 1.6-mile multi-use pathway that links Fremont with South Lake Union. The Seattle City Council approved a new land use code amendment on December 8<sup>th</sup>, 2003.

It will allow additional height and revise the height measurement techniques, lower parking requirements for research and development laboratories.

Eastlake (20-70) Eastlake consists of offices, retail and warehouse structures. Several existing older buildings have been remodeled, renovated or demolished to add new condominiums.

Industrial Ballard (20-80) This neighborhood takes in the portion of Ballard located from 15<sup>th</sup> Avenue NW east to Palatine Avenue N and from NW 60<sup>th</sup> Street south to the Lake Washington Ship Canal. The majority of the parcels are zoned IBU and IGU. Transition of the industrial zoned land is occurring with the construction of office and retail buildings and is demonstrated by the construction of the 92,000 square foot Ballard Lofts building adjacent to the Ballard Bridge and new 87,000 square foot mini-storage on Leary Way NW.

### ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2004 recommended values. This study benchmarks the current assessment level using 2003 posted values. The study was also repeated after application of the 2004 recommended values. The results are included in the validation section of this report, showing an improvement in the Coefficient of Variation (COV) from 15.95 % to 7.26 %.

### ***Scope of Data***

#### ***Land Value Data:***

Vacant sales from 1/01 through 01/04 were given primary consideration for valuing land.

#### ***Improved Parcel Total Value Data:***

Recommended assessed values are based on market conditions as of January 1, 2004. Improved sales from 1/01 through 03/04 were given the most consideration for establishing total values. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

## ***Land Value***

### ***Land Sales, Analysis, Conclusions***

Vacant sales from 1/01 through 01/04 were given primary consideration for valuing land.

The majority of the parcels are located in older established neighborhoods. Area 20 has excellent access to downtown Seattle, I-5, and Seattle Pacific University. Zoning, traffic, and views influenced land values. During and after the model development, field inspection was completed to review models as necessary. A list of vacant sales used to develop the land model and those considered not reflective of market value are included in the following sections.

The market has shown an increase in value, especially in the MR zoned land on top of Queen Anne. Overall, scarcity of land is becoming more evident. Area 20 had several sales of L-2 and L-3 zoned parcels where older single-family improvements sold. The improvements were then destroyed and the sites were segregated into 2-8 sites, depending on the land square footage. Attached townhouse improvements are then built to supply the entry-level buyer. They have very small lots, approximately 1500-1800 square feet. Mix-use buildings are also being built in several areas.

The total assessed land value for the 2003 assessment year for Area 20 was \$1,349,798,500 and the total recommended land assessed value for the 2004 assessment year is \$1,494,076,900 which results in a +10.69% change for the 2004 assessment year.

### ***Vacant Land Model***

Land values were estimated on a price per square foot of land area based on the Sales Comparison Approach. Location, view, zoning, and development potential were the primary variables considered in the valuation process. Consideration was given for especially favorable and unfavorable location and for unique site factors such as slopes and drainage. An increase in land values is recommended to improve uniformity and assessment levels.

ZONING	20-20 MAGNOLIA	20-30 QUEEN ANNE	20-40 NICKERSON 20-50 INTERBAY 20-80 INDUSTRIAL BALLARD	20-60 WESTLAKE DEXTER	20-70 EASTLAKE
L-1, L-2	\$40 Sq. Ft.	\$50-\$60 Sq. Ft.	\$45-\$60 Sq. Ft.	\$65 Sq. Ft.	\$85 Sq. Ft.
L-3	\$45 Sq. Ft.	\$60-\$70 Sq. Ft.	\$60 Sq. Ft.	\$65 Sq. Ft.	\$85 Sq. Ft.
C1-40, C1-30,C2-65, C1-65,NC1-30, NC1-40, NC1-65	\$40 Sq. Ft.	\$65 Sq. Ft.	\$35-\$50 Sq. Ft.	\$85 Sq. Ft.	\$75 Sq. Ft.
IG1,IG2 IB, IGU			\$30-\$35 Sq. Ft.		\$70 Sq. Ft.
MR		\$105 Sq. Ft.			
NC2-30, NC2-40, NC2-65	\$45-\$55 Sq. Ft.	\$90 Sq. Ft.	\$40 Sq. Ft.		\$75 Sq. Ft.
NC3-40, NC3-65			\$50 Sq. Ft.		\$80 Sq. Ft.

## ***Improved Parcel Total Values:***

### ***Sales comparison approach model description***

Sales for Area 20 were verified by each individual appraiser and entered into the Frozen Sales File (RV-12). The sales used range in date from 1/2001 to 3/2004. Verification consisted of contact with Buyer, Seller or Broker if possible or information from the COMPS InfoSystem, Inc., real estate sales verification service. At the time of sale, information on vacancy and market absorption rates, current and anticipated rents, and the competitive position of the property were also gathered. Sales were then compared to similar properties for valuation.

### ***Cost approach model description***

On those properties where a cost approach was done the Marshall & Swift Commercial Estimator was used. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area. Cost estimates were relied upon in the valuation of schools, churches, government offices and other special use buildings.

### ***Cost calibration***

Each appraiser valuing new construction can individually calibrate Marshall-Swift valuations to specific buildings in our area by accessing the computerized valuation model supplied by Marshall & Swift. It is built into the Real Property application and calibrated to the region and the Seattle area.

### ***Income capitalization approach model description***

The income capitalization approach was considered for properties using economic rental rates taken from published sources, landlords, tenants, and rental rate opinions from various Real Estate professionals active in specific areas. Rental surveys were also taken on specific properties. Expense ratios were estimated based on industry standards and familiarity of each areas rental expense. Capitalization rates were determined by personal analysis of the sales in each area and industry average rates of return.

The Income Approach was considered the most reliable method of valuation for the majority of properties in Area 20 and was facilitated when appropriate. Income tables were developed for all neighborhoods and applied to a variety of properties. Net rents were used whenever possible. Vacancy rates are 5-13% depending on property types. It is highest in full service office buildings. Area 20 has very few Class A and Class B buildings..

### ***Income approach calibration***

The models were calibrated after setting economic base rents, vacancy, expenses, and capitalization rates by using adjustments based on size, effective age, and quality of construction as recorded in the Assessor's records. The following table outlines specific income parameters.

<b>PROPERTY TYPE</b>	<b>OVERALL RENT RANGE</b>	<b>TYPICAL RENT RANGE</b>	<b>EXPENSE</b>	<b>OAR RANGE</b>
Retail, Discount Store, Mixed Use Retail, Supermarket	\$10.00 to \$22.00	\$10.00 to \$20.00	10%	8.50% to 9.25%
Offices Medical Offices Under 13000sq.ft.	\$10.00 to \$24.00	\$10.00 to \$20.00	10%	8.50% to 9.25%
Offices Medical Offices Over 13000sq.ft	\$14.00 to \$26.00	\$14.00 to \$22.00	25%	8.50% to 9.25%
Industrial Warehouse	\$4.80 to \$10.00	\$5.00 to \$7.50	10%	8.50% to 9.25%
Garage/Auto Repair	\$8.00 to \$18.00	\$8.00 to \$14.00	10%	8.50% to 9.25%
Basement Finished Storage Building	\$5.40 to \$6.00	\$5.00 to \$8.00	10%	8.50% to 9.25%
Restaurant	\$13.00 to \$24.00	\$12.00 to \$20.00	10%	8.50% to 9.25%
Warehouse Office Mezzanines Office	\$9.60 to \$14.00	\$9.60 to \$14.00	10%	8.50% to 9.25%



## ***Model Validation***

### ***Total Value Conclusions, Recommendations and Validation:***

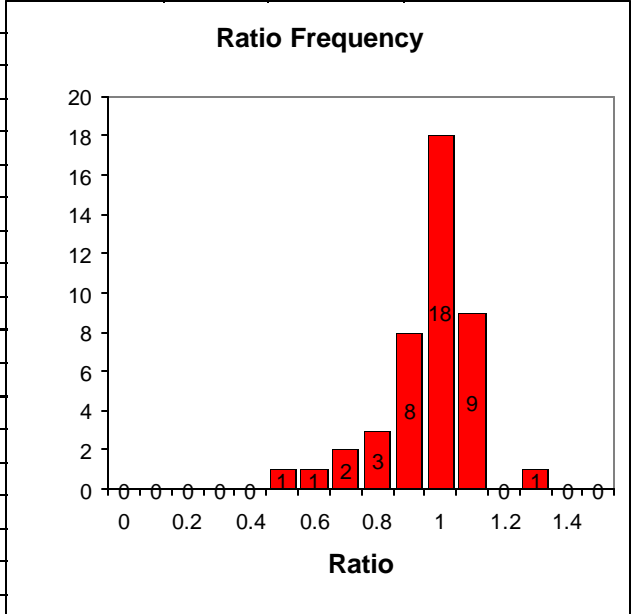
Appraiser judgment prevails in all decisions regarding individual parcel valuation. A value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between individual properties as shown by the improvement in the C.O.V. from 15.95 % to 7.26%. In addition the resulting assessment level is 100.4 % and falls within IAAO performance guidelines. These figures are presented in the 2003 and 2004 Ratio Analysis charts included in this report.

The total value for the 2003 assessment year for Area 20 was \$1,844,065,800. The total recommended assessed value for the 2004 assessment year is \$2,029,348,800.

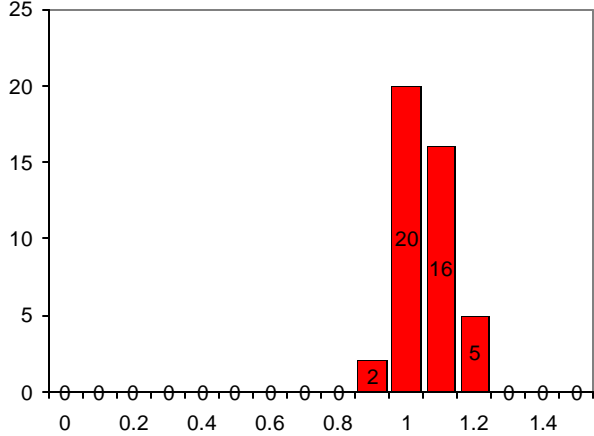
Application of these recommended values for the 2004 assessment year (taxes payable in 2005) results in a total change from the 2003 assessments of +10.05 %.

**Area 020 - Queen Anne/Magnolia  
2004 Assessment Year**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:	
North Crew	1/1/2003	2/24/2004	1/1/01 - 03/31/04	
Area	Appr ID:	Prop Type:	Trend used?: Y / N	
20	SSHA	Improvement	N	
SAMPLE STATISTICS				
Sample size (n)	43			
Mean Assessed Value	1,499,300			
Mean Sales Price	1,579,200			
Standard Deviation AV	5,257,176			
Standard Deviation SP	5,269,458			
ASSESSMENT LEVEL				
Arithmetic mean ratio	0.909			
Median Ratio	0.959			
Weighted Mean Ratio	0.949			
UNIFORMITY				
Lowest ratio	0.4458			
Highest ratio:	1.2192			
Coefficient of Dispersion	10.86%			
Standard Deviation	0.1449			
Coefficient of Variation	15.95%			
Price-related Differential	0.96			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.898			
Upper limit	0.996			
95% Confidence: Mean		These figures reflect the 2003 assessment level of improved sales compared to current market sales.		
Lower limit	0.865			
Upper limit	0.952			
SAMPLE SIZE EVALUATION				
N (population size)	901			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.1449			
Recommended minimum:	32			
Actual sample size:	43			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	15			
# ratios above mean:	28			
z:	1.829982844			
Conclusion:	Normal*			
*i.e., no evidence of non-normality				

These figures reflect the 2003 assessment level of improved sales compared to current market sales.

**Area 020 - Queen Anne/Magnolia  
2004 Assessment Year**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:										
North Crew	1/1/2004	2/24/2004	1/1/01 - 03/31/04										
Area	Appr ID:	Prop Type:	Trend used?: Y / N										
20	SSHA	Improvement	N										
SAMPLE STATISTICS													
Sample size (n)	43	<div>Ratio Frequency</div>  <table border="1"><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.8516 - 1.0000</td><td>2</td></tr><tr><td>1.0000 - 1.1889</td><td>20</td></tr><tr><td>1.1889 - 1.5000</td><td>16</td></tr><tr><td>1.5000 - 1.7500</td><td>5</td></tr></tbody></table>		Ratio	Frequency	0.8516 - 1.0000	2	1.0000 - 1.1889	20	1.1889 - 1.5000	16	1.5000 - 1.7500	5
Ratio	Frequency												
0.8516 - 1.0000	2												
1.0000 - 1.1889	20												
1.1889 - 1.5000	16												
1.5000 - 1.7500	5												
Mean Assessed Value	1,585,500												
Mean Sales Price	1,579,200												
Standard Deviation AV	5,342.037												
Standard Deviation SP	5,269.458												
ASSESSMENT LEVEL													
Arithmetic mean ratio	1.003												
Median Ratio	1.000												
Weighted Mean Ratio	1.004												
UNIFORMITY													
Lowest ratio	0.8516	These figures reflect future the 2004 assessment level of improved sales compared to current market sales.											
Highest ratio:	1.1889												
Coefficient of Dispersion	5.62%												
Standard Deviation	0.0728												
Coefficient of Variation	7.26%												
Price-related Differential	1.00												
RELIABILITY													
95% Confidence: Median													
Lower limit	0.962												
Upper limit	1.018												
95% Confidence: Mean													
Lower limit	0.981												
Upper limit	1.024												
SAMPLE SIZE EVALUATION													
N (population size)	901												
B (acceptable error - in decimal)	0.05												
S (estimated from this sample)	0.0728												
Recommended minimum:	8												
Actual sample size:	43												
Conclusion:	OK												
NORMALITY													
Binomial Test													
# ratios below mean:	22												
# ratios above mean:	21												
z:	0												
Conclusion:	Normal*												
*i.e., no evidence of non-normality													

### Improvement Sales for Area 020 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.
020	020	030010	0010	950	1895862	\$110,000	07/01/02	\$115.79	CONDO	NC140	1
020	020	030010	0020	1,439	1909924	\$187,587	09/16/02	\$130.35	CONDO	NC140	1
020	020	137080	2670	4,592	1936652	\$770,000	01/31/03	\$167.68	RETAIL, OFFICES, APT	NC240	1
020	020	222503	9060	4,800	1822039	\$700,000	05/29/01	\$145.83	ELEGANZA LTD, TRAVEL	NC240	1
020	020	277060	2145	3,584	2013469	\$410,000	01/14/04	\$114.40	SMALL GROCERY & TRIPLEX	NC240'	1
020	020	277110	4020	5,106	1811330	\$497,000	04/09/01	\$97.34	RETAIL & APT	L-3	1
020	020	277110	4030	2,792	1963060	\$450,000	06/02/03	\$161.17	CORNER STORE-GROCERY	L-3	1
020	020	682110	1240	2,376	1832605	\$395,000	07/20/01	\$166.25	MAGNOLIA CAFE'	NC130'	1
020	030	173280	0210	5,654	1799558	\$600,000	01/22/01	\$106.12	RETAIL/STORAGE	NC2/30	1
020	030	179450	0110	3,554	1833310	\$676,000	07/24/01	\$190.21	RETAIL & APT	NC240P2	1
020	030	239710	1411	3,062	1875394	\$284,000	03/22/02	\$92.75	STORAGE & APT	SF5000	1
020	030	277060	4415	4,128	2013278	\$474,500	01/11/04	\$114.95	GROUP HOUSE	L1	1
020	030	423290	3540	1,900	2004114	\$485,000	11/19/03	\$255.26	OFFICE AND APARTMENT	NC230'	1
020	040	277060	4865	20,022	1974794	\$2,030,000	07/22/03	\$101.39	WHSE/OFFICE/PARKING	L-3	3
020	040	744300	1100	5,036	1915208	\$475,000	09/26/02	\$94.32	WAREHOUSE AND LAND&1105	IBU45	2
020	050	277060	2740	9,580	1834479	\$1,400,000	08/06/01	\$146.14	NATIONAL GUARDIAN	C240'	1
020	050	277060	3180	10,800	1877268	\$945,000	03/28/02	\$87.50	ADAM'S VIDEO & AUDIO REPAIR	IG2U/45	2
020	050	277060	3295	2,200	1969662	\$457,500	06/23/03	\$207.95	OFFICE	C240'	1
020	050	277060	6350	7,300	1833542	\$495,000	08/01/01	\$67.81	WAREHOUSE	IG	1
020	050	277060	7175	6,600	1842168	\$735,000	09/04/01	\$111.36	OFFICE/WAREHOUSE	IG2U/65	1
020	050	277060	7190	2,255	1976739	\$275,000	07/23/03	\$121.95	ARTIST STUDIO	IG2U/65	1
020	050	277060	7335	7,180	1821068	\$750,000	05/31/01	\$104.46	STORDAHL BROTHERS	IG2U/65	1
020	050	277110	0905	9,260	1835464	\$810,000	08/08/01	\$87.47	WAREHOUSE/OFFICE	IG2U/65	1
020	050	277160	0980	5,424	1819047	\$540,000	05/21/01	\$99.56	QUEEN ANNE -MAGNOLIA INTERIORS	C140'	1
020	050	277250	0010	1,793	1818627	\$260,000	05/10/01	\$145.00	CONDO	C140'	1
020	060	192930	0650	2,816	1985982	\$387,500	09/02/03	\$137.61	RETAIL/APT	C240'	1
020	070	195970	2715	4,160	1991997	\$900,000	09/26/03	\$216.35	DYNALOGIC BLDG	NC340'	1
020	070	290220	0630	2,184	1919931	\$365,000	11/01/02	\$167.12	OFFICE AND APT	L2-RC	1
020	070	290220	0941	2,900	1966368	\$1,200,000	06/13/03	\$413.79	QUICK STOP DELI & PARKING	NC230'	1
020	070	338390	0230	150,638	1946269	\$34,700,000	03/21/03	\$230.35	BIO-LAB	C165'	1
020	070	195970	1170	15,294	2026508	\$2,530,000	03/23/04	\$165.42	OFFICE	NC240'	2
020	080	197220	0061	2,480	1899905	\$300,000	07/25/02	\$120.97	OFFICE/SHOP E	C140'	1
020	080	198220	1145	8,824	2013655	\$500,000	01/14/04	\$56.66	PORT CHATHAM SMOKERY	IBU/45'	1

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.
020	080	198220	1965	3,834	1879708	\$500,000	04/11/02	\$130.41	MR J'S DELI MART	IBU/45'	1
020	080	276830	0750	8,652	1862868	\$1,075,000	12/20/01	\$124.25	STEWART INDUSTRIES INC	IG2U/65	2
020	080	276830	1035	13,356	1916567	\$1,200,000	10/21/02	\$89.85	C & R FOODS	IG2U/65	1
020	080	276830	1085	2,014	1913435	\$300,000	09/30/02	\$148.96	RESIDENCE AND SVC GARAGE	IBU/45'	1
020	080	276830	1560	2,400	1824312	\$210,000	06/14/01	\$87.50	COMPRESSED NATURAL GAS	IBU/45'	1
020	080	276830	1660	2,960	1962112	\$191,000	05/27/03	\$64.53	VOLK CO	IG2U/65	1
020	080	276830	1660	2,960	1995037	\$230,000	10/13/03	\$77.70	VOLK CO	IG2U/65	1
020	080	276830	2220	4,310	1996383	\$578,947	10/20/03	\$134.33	UNIV ENAMELING CO WHSE	IBU/45'	1
020	080	276830	2930	37,448	1883491	\$6,525,000	05/01/02	\$174.24	DEPT OF SOCIAL & HEALTH SERVICES	IG2U/65	1
020	080	276830	3060	12,076	1994919	\$1,000,000	10/09/03	\$82.81	PUGET SOUND INSTRUMENT	IG2U/65	1

### Vacant Sales for Area 020 with Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.
020	030	239710	0015	3,600	1918072	\$240,000	10/24/02	\$66.67	VACANT_2152 7TH AV W	NC130	1
020	030	277160	2156	8,400	1995681	\$240,000	10/15/03	\$28.57	VACANT LAND	L2	1
020	040	197220	5781	5,200	1976442	\$278,000	07/29/03	\$53.46	VACANT LAND& -5790	L3	2
020	050	277060	2925	6,000	1827372	\$241,100	06/29/01	\$40.18	FOUR PLEX	C240'	1
020	050	277060	7280	4,480	1915267	\$189,000	10/08/02	\$44.60	VACANT LAND	IG2U/65	1
020	050	423790	0410	30,675	1909278	\$899,000	09/05/02	\$29.31	ASKO AND OTHERS	IBU	1
020	050	766620	1626	141,448	1804371	\$5,250,000	03/07/01	\$37.12	TSUBOTA STEEL & PIPE COMPANY	IG2U/45	8
020	060	930130	0105	31,268	1860247	\$500,000	12/28/01	\$15.99	2031 WESTLAKE_AND -0115	GBL3	2
020	060	930130	1170	20,900	1890050	\$1,055,549	06/04/02	\$50.50	FLOWER MARKET_TEARDOWN	C165'	1
020	060	930130	1260	7,434	1890052	\$375,451	06/04/02	\$50.50	VACANT	CI-65	1
020	070	195970	1330	27,500	1994417	\$2,250,000	10/08/03	\$81.82	BARMART REST TAVERN SUPPLY	NC340'	1
020	080	198220	3110	8,882	1903627	\$353,000	08/13/02	\$39.74	BALLARD CABINETS & MILL WORK	IG2U/65	1
020	080	276810	0395	10,000	1989311	\$400,000	09/17/03	\$40.00	PARKING LOT	C165	2
020	080	744200	0360	14,400	1995240	\$745,000	10/09/03	\$51.74	LAND-309 AND 317 NW 41ST	C1 40	2